

CITY OF LEWISTON
PLANNING BOARD WORKSHOP
MINUTES for December 10, 2012

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Lucy Bisson, chaired the meeting.

Members in Attendance: Lucy Bisson, Bruce Damon, Kevin Morissette, Eric Potvin, Walter Hill and Paul Robinson

Members Absent: Trinh Burpee

Associate Member Present: Michael Marcotte and Sandra Marquis

Staff Present: David Hediger, City Planner, Gil Arsenault, Director of Planning & Code and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Lucy appointed Sandra Marquis as full voting member for this meeting.

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:**

MOTION: by **Walter Hill** to accept the following additional correspondence:

1. 12/10/2012 - Maps of drinking establishments from Eric Potvin;
2. 12/10/2012 - Definitions related to drinking places & restaurants;
3. 12/7/2012 - List of licensed drinking establishments;
4. 12/7/2012 - Site Development documents from Thompson Rolec Enterprises, LLC; and

Second by **Bruce Damon**.

VOTED: 7-0 (Passed).

- IV. **PUBLIC HEARINGS:** None

- V. **OTHER BUSINESS:**

- a) Bates College - Hart Brook Presentation

Sara El Assaad, John Sowles and Bo Ra Kim, students at Bates College gave a powerpoint presentation on Hart Brook, an impaired water shed and explained what tests were completed and what they proposed to do to correct the problems with the watershed.

- b) Discussion regarding of Appendix A, Article XII, Section 9 – Adult business establishment, and drinking place standards.

Deputy Chief James Minkowsky was present at this meeting to answer any questions that the Board might have when discussing possible changes and amendments to this ordinance. In their discussion, they all agreed that a new category for nightclubs should be added, focus on the Mill, Riverfront, and Centerville districts, look at the State's language about distances from schools and churches, staff draft some language that the Board can discuss at the next meeting, and that this should be considered during the comp plan discussions.

- c) Request to reconsider for an amendment to the proposed zoning matrix.

David read a portion of the staff comments to the Board and the Board discussed the changes to the matrix. All agreed with the changes except Bruce Damon who stated that the Board had discussed the Rural Agricultural district earlier and he was disappointed that the changes that were discussed were never implemented.

The following motions were made:

MOTION: by **Eric Potvin** to reconsider the Planning Board's November 26, 2012 action to send a favorable recommendation to City Council to amend Article II. Definitions, Section 2 Definitions and Article XI. District Regulations, Sections 1 through 24. Second by **Paul Robinson**.

VOTED: **7-0 (Passed)**

MOTION: by **Bruce Damon** to:

1. Allow equipment dealers and repair garages as a permitted use in the HB district.
2. Prohibit agricultural uses in the LDR district.
3. To adopt the definition for North American Industry Classification System (NAICS).
4. To revise Land Use Table note #8 and add Space and Bulk Table Notes #26, 27, and 28.

Second by **Kevin Morissette**.

VOTED: **7-0 (Passed)**

MOTION: by **Walter Hill** pursuant to Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration a proposal to amend the Zoning and Land Use Code, Article II. Definitions, Section 2 Definitions and Article XI. District Regulations, Sections 1 through 24. Second by **Sandra Marquis**.

VOTED: **6-1 (Passed)**
Bruce Damon Opposed

Bruce noted he remained opposed, agreeing with the changes except those not made in the Rural Agricultural district.

- d) Request for recommendation of capital expenditure for Riverfront Master Plan Funding

David summarized staff comments. He stated that because the design, engineering and construction management costs were not included in the LCIP, these additional funds need a recommendation from the Planning Board. to the City Council for this additional funding.

Lucy asked where the money would be coming from and David referred to Ed Barrett's letter, which said they are in the process of identifying the source(s) for these funds. Gil stated that it might possibly come from the truck wash facility that did not go through.

The following motion was made:

MOTION: by **Paul Robinson** pursuant to Article VII, Sections 4(f) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for a capital expenditure costing \$140,000.00 for the purpose of design, engineering, and construction management costs associated with implementation of the Riverfront Master Plan. Second by **Eric Potvin**.

VOTED: 7-0 (Passed)

- e) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

David stated there will be a Joint Planning Board, Finance and City Council meeting coming up for the LCIP and he would send an email as to the date.

Bruce stated there will be a City Council Workshop tomorrow at 6:00 p.m. to discuss the Casella proposal at the old shredder site. He stated this would be a good use of the facility. It would make the site taxable and increase recycling in the region.

Eric asked about the terms of the Planning Board and David said that City Clerk is trying to resolve this issue and he would let them know what he finds out.

VI. READING OF MINUTES:

The Minutes for October 22, 2012 and November 26, 2012 will be adopted at the January 14, 2012 meeting.

VII. **ADJOURNMENT:** The following motion was made to adjourn.

MOTION: by **Bruce Damon** that this meeting adjourns at 7:50 p.m. Second by **Walter Hill**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, January 14, 2013 at 5:30 p.m.

Respectfully Submitted:

Paul Robinson

Paul Robinson, Secretary